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GOVERNMENT OF GOA
Department of Information Technology

Notification

10(29)/DOIT/2021/LAND PREMIUM
EMC-TUEM/PF.-I/710

The Electronics Manufacturing Cluster Land Allotment Policy, 2021 as adopted by the Government is hereby published for information of the public.

This is issued with administrative approval of Hon'ble Minister (IT) vide U.O. No. 657/F dated 03-08-2021 and concurrence of Hon'ble Chief Minister/Finance Minister vide U.O. No. 2635/F dated 11-08-2021.

By order and in the name of the
Governor of Goa.

Ankita Anand, IAS, Director (IT) & ex officio
Joint Secretary.

Altinho, Panaji, 12th August, 2021.

Electronics Manufacturing Cluster
Land Allotment Policy, 2021

1. Preamble

1.1. Project Background.—

1.1.1. Department of Information & Technology, Government of Goa (DoIT) has

established a Greenfield Electronics Manufacturing Cluster (EMC) in Tuem village of Pernem Taluka, Goa.

1.1.2. DoIT has received approval (Approval doc No. 36(31)/2016-IPHW (Vol.II) dated 03-03-2017) under Greenfield Electronic Manufacturing Clusters Scheme promoted by Ministry of Electronics and Information Technology (MeitY), Ministry of Communications & IT, Government of India for setting up the first Greenfield electronic manufacturing cluster in the State.

1.2. Project Site.—

1.2.1. *Location:* The project site identified for development of the Greenfield EMC is located at Tuem Village in Pernem Taluka, admeasuring approx. 5,97,125 square meters in Tuem Village in Pernem Taluka, Goa bearing in Survey Numbers 81/0, 82/0, 84/0, 85/0, 98/0, 99/0, 100/0, 101/0, 102/0, 103/0 and 104/0.

1.2.2. The Project site is well connected by National Highway (NH-17) and the existing Tuem Industrial Cluster and the upcoming new International Airport adds to its advantage.

1.3. *EMC Components.*—

The concept plan for the proposed Greenfield Electronic Manufacturing Cluster is detailed as below:

Development Components	
Processing Zone	<ul style="list-style-type: none"> • Industrial Plots (varying from approx. 1-5 acres each) • Micro Industrial Plots (varying from approx. 300 square meters to 800 square meters each)
Open Space	About 15% of the total area has been identified under open spaces and parking
Common Facilities	<ul style="list-style-type: none"> • Entrance gate/security and truck bays • Roads • Storm Water drains and underground trenches for utility cables • Street Lighting • Common STP • Common ETP for Micro Industrial Plots • Wet waste treatment and composting • Utilities zone
Non-Processing Zone	<p>Reserved in the range of 6-8 % of the total developable area</p> <ul style="list-style-type: none"> • Administrative block • Dispensary • Crèche/Nursery • Tot-lots • Local shopping facility • Bank/ATMs • Restaurant • Parking bays • Scope for Budget Hotel

1. **EMC Land Allotment Policy**

2.1. *Electronics Manufacturing Cluster Land Allotment Policy, 2021.*—

2.1.1. For the purpose of allotment of land to set up a Greenfield Electronics Manufacturing Cluster (EMC) at Tuem village of Pernem Taluka, Goa, the Government of Goa hereby notifies the "Electronics Manufacturing Cluster Land Allotment Policy, 2021".

2.1.2. The main objective of this Policy is to make provision for planned development of the Greenfield EMC at Tuem and promotion of industries related to electronics and matters appurtenant thereto including judicious allotment of land under the command area of Greenfield Electronics Manufacturing Cluster at Tuem. List of industries/verticals that are proposed to be promoted under the Greenfield EMC Scheme of MeitY are specified under SCHEDULE A appended to this guidelines.

2.1.3. This Policy shall apply to allotment of plots within the Greenfield Electronic Manufacturing Cluster at Tuem and shall come into force on such date as the State Government may specify by notification in the Official Gazette and shall supersede all earlier Policies, if any in this regard.

2.1.4. In this Policy unless the context otherwise requires,—

- a. "DoIT" shall mean the Department of Information & Technology, Government of Goa;

b. "Director, IT" shall mean the Director of Department of Information Technology (DoIT) and also includes the official having additional charge or acting in the said post;

c. "EMC" shall mean the Greenfield Electronic Manufacturing Cluster promoted by the Department of Information & Technology, Government of Goa (DoIT) under the EMC scheme of the Government of India (Ref: Approval doc No. 36(31)/2016-IPHW (Vol.II) dated 03-03-2017) and such other Electronics Manufacturing clusters as the Government may notify in future;

d. "Chief Promoter" means the Chief promoter of the Greenfield Electronics Manufacturing Cluster at Tuem, Goa;

e. "SPV" shall mean the legal entity which has been formulated by the Chief Promoter of EMC by the name "Tuem Electronics City Limited" in accordance with the approval received for the Greenfield Electronics Manufacturing Cluster at Tuem, Goa (Ref: Approval doc No. 36(31)/2016-IPHW (Vol.II) dated 03-03-2017);

f. Category of Plots: There are 15 Industrial Plots ranging from 7,000 square meters to 38,900 square meters and 45 micro industrial plots ranging from 300 square meters to 800 square meters under two categories of plot:

(i) Category 1: "Industrial Plots" means the plotted units of land provided to the applicants for the industrial use within the Greenfield EMC at Tuem;

(ii) Category 2: "MIZ Plots" means Micro Industrial Zone Plots provided to the applicants for the micro industrial use/Cluster units within the Greenfield EMC at Tuem.

g. "Board of Directors" shall mean and include the Board of Directors of the SPV namely Tuem Electronics City Limited which has been formulated for the purpose of this Greenfield EMC at Tuem;

h. "Applicant" means and include the following entities registered in India who intend to set up an industry/manufacturing units in the Greenfield EMC at Tuem, Goa:

- i. Proprietorship Concern,
- ii. Registered partnership firm,
- iii. Private Limited Company,
- iv. Limited liability partnership firm,
- v. Public Limited Company,
- vi. Government Company,
- vii. State/Central Public Sector Undertaking,
- viii. Co-operative Societies/Societies.

i. "Allottee" means an applicant who has been allotted plot;

j. "State Government" means the Government of Goa.

k. "Commercial Date of Operations" is defined as the date on which all testing and commissioning of equipment and first sales invoice is generated.

l. "Large/Mega Enterprise" is where the investment in Plant and Machinery or Equipment exceeds fifty crore rupees or turnover exceeds two hundred and fifty crore rupees.

m. "Lease Period" the land shall be given on long term lease basis for a term of 30 years with an option of renewal for subsequent term of 30 years commencing from the date of issue of Allotment order. The extension of subsequent term of 30 years to the lease period can be allowed subject to the allottee completing the project within 5 years.

2.2. Eligibility for Applicant.—

2.2.1. Applicants desirous of setting up an industry in the Greenfield EMC at Tuem should be operating or planning to operate in Electronics System Design & Manufacturing sector covered under the National Regulation on Electronics and related notifications issued by the Ministry of Electronics & Information Technology (MeitY) and Ministry of Communication & Information Technology, Government of India.

2.2.2. List of verticals/Industries under which applicant can submit application is as per Schedule – A.

2.3. Creation of Plots & Preparation of Site Plans.—

2.3.1. The Chief Promoter/SPV shall ensure that a detailed survey and measurement is done and a site plan is prepared in accordance with applicable Goa (Regulation of Land Development and Building Construction) Act, 2008 and/or the Regulations made there under or any other law in force from time to time, with proper provision of land for open spaces, roads, utilities etc. After this provisioning, the balance available area shall be sub-divided/ earmarked as per Industrial plots (Micro Industries, Medium Scale Industries & Larger Scale Industries) and commercial plots.

2.3.2. The Chief Promoter/SPV/Board of Directors reserves its right to modify the plans of the Greenfield Electronics Manufacturing Cluster at Tuem, Goa from time to time including merging, sub-division, re-locating of plots/open spaces etc. in accordance with the applicable planning regulations, after taking into account the difficulties relating to topography of the land site, demand before them, etc.

2.3.3. If any area, earmarked to a particular category, remains vacant for a period of 2 years from the date of publication of advertisement, the Chief Promoter/SPV will have the discretion to transfer such vacant areas to another category, where there is a demand.

2.4 Amenities to be provided within Greenfield EMC at Tuem.—

2.4.1. The Chief Promoter/SPV will offer serviced plots to allottee within the Greenfield EMC at Tuem, which will include motorable road connection to the plot along with connection for infrastructure services like water, power, storm water drainage, STP connection & ETP connection (for micro industrial plots) till the plot boundary. The Chief Promoter/SPV will also provide optic fibre connectivity to each plot at a tap off point on the plot boundary.

2.4.2. The allottee must give a written confirmation, at least forty five (45) days' prior of commercial operation date, to the Chief

Promoter/SPV for activation of such infrastructure and utility services. The Chief Promoter/SPV will facilitate to provide water and power connection to the allottee during development of plot based on application made by the Allottee. Charges as stipulated by the Chief Promoter/SPV from time to time for such trunk infrastructure shall be borne by the allottee.

2.5. Procedure of Land Allotment.—

The procedure of land allotment shall apply to all categories stipulated under clause 2.1.4 (f) above.

2.5.1. Release of Advertisement on national/ local newspapers:—

a. The Chief Promoter/SPV will release a public advertisement in at least 3 local and 3 national newspapers and on the official website of the Chief Promoter/SPV.

b. The advertisement shall provide details on the area of the plot in sq. mt., price per square meter of the land premium and other related information and will remain in force until all the plots within the EMC have been allotted or earlier, as per the decision of the Government.

2.5.2. Application for Allotment.—

a. Application for allotment of land in the Greenfield Electronic Manufacturing Cluster at Tuem shall be made in the prescribed format to the Chief Promoter/SPV as specified in the advertisement and the allotment will remain in force until all the plots within the EMC have been allotted or earlier, as per the decision of the Government.

b. The applicant shall furnish a Processing Fee equivalent to 0.1% of the Land Premium (non-refundable) along with Security Deposit (interest free) equivalent to 10% of the Land Premium (refundable) for the plot area applied for. The Processing Fee is subject to revision from time to time as per discretion of the Chief Promoter/SPV, which shall be intimated at the time of advertisement. All payment shall be done

through "DD in favour of the Chief Promoter/SPV" or as defined in advertisement.

c. The applicant will have to submit the following documents along with its application as applicable:

i. Address Proof or Residence Certificate of the applicant/promoter.

ii. Photocopy of the identity proof such as PAN Card, Aadhaar Card, Driving License, and Passport of the applicant in case of individual proprietorship.

iii. PAN Card & GST Registration Details of the Company/Firm/Partnership/LLP.

iv. Income Tax returns filed by the assessee/assesses for the last three financial years.

v. Registration Details of the Company/Firm/Partnership/LLP etc.

vi. Copy of the Certificate of Registration of Firm and Partnership Deed (As applicable).

vii. Copy of Certificate of Incorporation, Memorandum and Articles of Association in case of Limited Companies and a copy of resolution authorizing the applicant to apply on behalf of the company (as applicable).

viii. Audited Balance Sheet and Annual Reports for last three financial years.

ix. Detailed Project Report/Business Plan for the project with the application in the format, as prescribed by the Chief Promoter/SPV. Such Detailed Project Report / Business Plan to include details like layout plans of the proposed facility, project cost estimates, debt: equity provisions for the project and project employment data with relevant supporting documents of man power details (skilled, unskilled, technical) etc.

x. Payment Details furnished by the bank with regards to Processing Fee under clause 2.5.2.b.

xi. Other Documents as prescribed in the advertisement issued on newspaper and/or web portal.

d. Detailed Project Report:

DPR Components: Below is an indicative checklist of the components that a DPR shall contain. The application process mandates the submission of DPR along with other statutory documents. Below checklist and the sample documents enclosed along herewith are indicative only and not exhaustive.

i. Company Profile and details of existing business concerns: This section shall elaborate on the existing company, its products/services, strengths, market position, annual turnover, years of existence, etc. Statutory documents such as Certificate of Incorporation and Audited Annual Reports (of past 3 financial years)/IT returns/Net worth certificates (as the case may be) shall be submitted.

ii. Documentary evidence/proof to showcase the experience of successfully executing similar projects in past (if any): Details of the existing business units (if any), in terms of capacity/scale, investment made, direct employment, space utilization, etc. shall be provided. In case of a new firm, justification based on the past experience of the management shall be provided.

iii. Brief on the proposed project: This section shall provide details on the project for which land is sought. The project details must provide information on the type of products/services proposed, process flows, brief on technologies (without revealing proprietary details) and any other information that is relevant to impart an understanding of the proposed activity.

iv. Market analysis/justification for proposed project: This section shall present a business case while elaborating on the 'target market identification' and 'demand-supply dynamics'.

v. Justification for the extent of land required for the proposed project: This

section shall include the layout of the proposed project (clearly highlighting the area utilization) and detailed area break-up for each of the components proposed (including built-up areas, open areas, roads etc.) under the project. For reference purposes, a sample area break-up and a sample layout is enclosed to this checklist.

vi. Implementation Timeline for various phases of the proposed project.

vii. Investment proposed in various phases & Means of Finance.

viii. Proposed Employment to be generated (Direct & Indirect) in various phases: Break-up shall be provided of the employment estimates, in terms of managerial staff, engineering staff, administrative, labour, etc. In case of service oriented business setups, organisation and staffing chart shall be provided along with the number of employees planned to be recruited at various levels/hierarchy.

ix. Financial analysis to justify the feasibility of the proposed project: This section shall include the assumptions on cost and revenues on a time line (yearly/quarterly), projected Profit & Loss Statement and cash flow statements along with financial viability indicators like IRR, DSR, etc.

e. Separate application for each industrial unit shall be submitted.

f. The application duly filled along with enclosures and the prescribed Processing Fee and Security Deposit details must be submitted to the Chief Promoter/SPV at its registered office address as mentioned in the advertisement.

g. The application form should be filled in completely. Particulars regarding the requirement of water and electric power should be furnished as accurately as possible.

h. Conditional applications shall not be accepted and rejected outright.

2.5.3. Allotment Procedure for Plots within Greenfield EMC at Tuem.—

Step 1: *Registration of Application:*

a. The Chief Promoter/SPV shall publish details of the applications received and the registration number on the official website of the Chief Promoter/SPV and also on the notice board of the Chief Promoter/SPV on monthly basis.

b. Applicants with incomplete information/applications will be notified and may be granted a period of 07 working days to submit all the relevant documents as listed. After the expiry of the specified period of 07 working days granted for the incomplete applications, only the completed applications would be considered for further processing.

Step 2: *Screening of Applications:*

c. The Screening Committee has been constituted by the State Government consisting of the following officials :

i. Director, Department of Information Technology, Government of Goa (Chief Promoter);

ii. Managing Director, M/s Info Tech Corporation of Goa;

iii. Director, PPP Cell, Finance Department;

iv. Chief Engineer, M/s Info Tech Corporation of Goa Ltd. (Member Secretary);

v. Dy. Manager (Accounts & Administration), M/s Info Tech Corporation of Goa Ltd.;

vi. Nominee of Goa Industrial Development Corporation;

vii. Nominee of Goa Chamber of Commerce and Industry;

viii. Nominee of Goa State Industries Association.

d. The Screening Committee shall screen the completed applications with an objective to establish the genuineness of

the applicant, the viability of the project, employment and revenue generation to the State.

e. The Director (Information Technology) shall be the Chairperson and the Chief Engineer, M/s Info Tech Corporation of Goa Ltd. shall be the Member Secretary of the Committee. The first meeting of the Screening Committee shall be held after 21 days of release of the advertisement; thereafter the meeting would be held at least in every month or earlier as and when the need arise, for considering the applications received. The quorum of the meeting shall be 4 members.

f. The Screening Committee shall screen and scrutinize the applications and the project report furnished from the applicants. The Committee can consider the following aspects while scrutinizing the applications received:

i. Background of the promoter.

ii. Experience in the relevant sector for which applied.

iii. Projected Investment.

iv. Financial strength to setup the project.

v. Product(s) to be manufactured/assembled/development or Service(s) to be rendered.

vi. Green/White Category Industry.

vii. Project timelines and production plan to be detailed.

viii. Employment generation envisioned especially for local employment.

ix. Women entrepreneur.

x. Differently abled entrepreneur.

g. The applicant may be called for one-to-one interaction, to demonstrate his project and for providing any further details to the satisfaction of the Committee.

h. Priority shall be given for expansion of the existing unit within State of Goa.

i. The Screening Committee may recommend to the Government modification and sub-division/merging of plots for increase or decrease of their respective areas with the objective of accommodating maximum number of applicants. However, the Chief Promoter/SPV shall have the right to recover the cost of infrastructure incurred in case of merger of plots.

j. The said Committee shall shortlist the applicants for allotment along with the minutes, evaluation sheet and reasons for recommendations.

Step 3: Finalization of Allotment:

k. Applications accepted and recommended by the Screening Committee shall be placed before the Government for its consideration and approval.

l. Applications approved by the Government will be considered for allotment.

m. In case of more than one application for the same Industrial Plot/MIZ Plot, Allotment of plots shall be done through limited e-auction process wherein plots would be allotted on lease basis to the highest bidder; from amongst the shortlisted applicants.

n. The e-auction procedure is detailed at section 2.8 below.

Step 4: Issue of Initial Offer of Allotment & Letter of Allotment:

o. Based on the acceptance of the recommendation of the Screening Committee by the Government, the Chief Promoter/SPV shall issue an initial offer of allotment giving thirty days time period for effecting payment towards the lease premium, rent, other fees prescribed from time to time and fulfilment of any stipulations mentioned by the Screening Committee in its recommendations, which will be binding on the applicant.

p. The Offer letter should indicate the particulars of the Land, Plots, and built-up

premises; and the terms and conditions to be complied by the applicant.

q. The applicant shall comply with the terms and conditions listed in the offer Letter within a period of 30 (Thirty) days of the receipt thereof failing which the Offer letter shall automatically stand cancelled without any further notice. However, the allottee may, prior to the expiry of the prescribed thirty days, apply for one time extension of time for complying with the conditions listed in the Offer letter. If the Chief Promoter is satisfied with the genuineness of the reasons stated therein, extension may be granted for a further period of 15 days on payment of penalty of Rs. 2 per sq. mt./-

r. The Chief Promoter/SPV upon receipt of acceptance of Initial Offer of Allotment and Security Deposit amount shall issue the Allotment Order to the applicant.

s. All allotment orders shall be issued with a draft lease deed and the allottee shall also be notified of the value of non-judicial stamp paper on which the lease deed to be executed.

Step 5: Execution of Lease Deed:

t. The allottee shall execute the Lease Deed with the Chief Promoter within a period of 90 (ninety) days from the date of issue of Allotment Order. The following action items are a condition precedent for execution of the Lease Deed:

i. Acknowledgement and acceptance of the Initial Offer of Allotment within the stipulated time.

ii. Payment of Land Premium amount within 30 days from the date of issue of the Allotment Order.

iii. Payment of Annual Lease Rent for the first year, within 30 days from the date of issue of the Allotment Order.

iv. Submission of the site layout, floor plans and relevant elevations and sections

of the proposed development on the plot to Chief Promoter/SPV for approval.

- Execution of Lease Deed is a condition precedent for commencing any development/construction activity on the plot. Should the allottee fail to execute the Lease Deed within 90 days from the date of issue of the Allotment Order, the allotment shall stand automatically terminated/cancelled. In such an instance the amount equal to the Security Deposit paid by the allottee shall stand forfeited and the balance amount (if any) shall be paid to the allottee without any interest.
- The 90 (ninety) days period stipulation will not apply in instances of procedural delay caused on the part of the Chief Promoter/SPV and in such an instance the period of 90 (ninety) days will be extended for a period equivalent to the delay so caused, with the approval of the Chief Promoter/SPV.
- In the event of any dispute or applicability or otherwise of this clause, the decision of the Chief Promoter/SPV shall be final and binding on the allottee.

Step 6: Physical Possession of the Plot:

u. A time period of 30 (thirty) days will be stipulated in the Lease Deed for the allottee to take physical possession of the plot. If the allottee fails to take the possession within the stipulated period, the allotment order issued by the Chief Promoter shall stand terminated/cancelled. In such an instance, the Security Deposit paid by the allottee shall stand forfeited and the balance amount (if any) shall be paid to the allottee without any interest.

2.6. Price of Plots and Land Premium.—

2.6.1. The land premium rates of the plots shall be fixed by the Chief Promoter/SPV based on the fixation of land rates by the Department of Revenue, Government of Goa from time to time and will be displayed in advertisement or periodically updated on the website portal.

2.6.2. The allottee has to pay the Land Premium for the plot within a period of 30 days from the date of the Allotment Order as lump sum (without any interest) or the allottee may opt to pay a token money @ 25% of the Land Premium as 1st Land Premium Instalment and advance payment of annual lease rent along with applicable taxes within a period of 30 days from the date of issue of the Allotment Order and the balance amount in 7 equal instalments over a period of 7 years along with simple interest @ of 11%. Chief Promoter shall charge a penal interest @18% per annum on defaulted amount if the land premium is not paid within the time specified or any arrears payable by the allottee.

2.7. Lease Tenure and Rent.—

2.7.1. Plots shall be allotted to the allottee (for setting up of the unit) on a lease basis for a term of 30 (thirty) years from the date of the Allotment Order with an option of renewal for subsequent term of 30 years. The renewal of lease period shall be considered by the Chief Promoter/SPV on written request of the lessee, one year prior to the expiry date of the lease period, and renewal will be subjected to terms and conditions as may be decided by the Chief Promoter/SPV. The extension of subsequent term of 30 years to the lease period can be allowed subject to the allottee completing the project within 5 years.

2.7.2. The Allottee will have to pay an Annual Lease Rent at 2% of the Land Premium or at such rate as may be specified by the Chief Promoter/SPV from time to time and shall be subject to increase in Lease Rent to be determined by the Chief Promoter/SPV. Annual Lease Rent shall be increased to 10% of the Annual Lease Rent after every 3 years.

2.7.3. The Annual Lease Rent shall be paid on or before 1st May of each year to the Chief Promoter.

2.8. Allotment by e-auction.— (Limited eAuction)

2.8.1. Allotment of plots in case of more than one application for same Industrial Plot/MIZ Plot, Allotment shall be done through

e-auction process wherein plots would be allotted on lease basis to the highest bidder.

2.8.2. The reserve/base price for e-auction of the plot on lease basis shall be decided by the Chief Promoter/SPV in the Greenfield Electronic Manufacturing Cluster, Tuem based on the fixation of land rates by the Department of Revenue, Government of Goa from time to time.

2.8.3. The amount of 10% of the base price in the form of the DD or Pay Order should be collected by the Chief Promoter/SPV before the commencement of e-auction who will be allowed to participate.

2.8.4. After the highest bid is accepted, the same shall be recorded in the Bidders Register.

2.8.5. Official Report should be submitted by the officer in charge of the e-auction to the Chief Promoter/SPV immediately after the bid is accepted, detailing the percentage of the land price remitted by the successful bidder and the bid amount accepted.

2.8.6. The Demand Draft /Pay Order etc. should be returned to the concerned unsuccessful bidders immediately after conclusion of the e-auction duly obtaining their acknowledgement in the Bidders Register.

2.8.7. After the e-auction is over, the Chief Promoter/SPV shall give an offer letter to the successful bidder within 15 days from date of e-auction.

2.8.8. If the highest bidder fails to make the payment within the stipulated time, the Security Deposit and the 10% base price paid shall be forfeited.

2.8.9. The Land, Plots, etc. e-auctioned by the Chief Promoter shall be on lease basis and shall continue to vest with the Chief Promoter.

2.9 Conditions for Delayed Completion.—

2.9.1. An allottee is expected to complete the project and go into commercial operations within a maximum period of 2 years from the date of issue of the Allotment Order/Lease Deed.

a. In case of delay beyond two (02) years for completion of the project and commencement of operations, maximum relaxation of one additional year shall be granted subject to the allottee paying a penalty of 25% of the prevailing Land Premium rate per sq. mts. calculated on the total plot area leased.

b. If the allottee fails to implement the project and go into commercial operations even after the period of three (03) years from the date of issue of the Allotment Order (subject to penalty payment made as per "Relaxation for Delay" clause a above), the allotment made shall stand terminated, the plot along with the buildings and appurtenances standing thereon shall stand reverted to the Chief Promoter and the amounts paid by the allottee to the Chief Promoter/ SPV shall stand forfeited. Further in case of any delay in handover of the plot along with buildings and appurtenances by the allottee to Chief Promoter/SPV, a penal charge equivalent to twice the prevalent annual lease rent shall be chargeable for every day of the delay (applicable on pro rata basis). The Chief Promoter/SPV shall resume the land with all development on it and evict the allottee. The Chief Promoter reserves its right to grant any further extension based on merit of each case and on such terms and conditions as may be imposed.

2.10. Mortgaging of Plot.—

2.10.1. Upon receipt of an application, the Chief Promoter to that effect and extent, may decide in respect of permitting an allottee to mortgage the lease hold rights over the plot allotted, over the machinery installed/to be installed and the factory building constructed on the said plot, to any Financial Institution for raising funds for setting up the industrial unit. Mortgage of land would be restricted to the Land Premium paid by the allottee towards the allotted plot.

2.10.2. Pursuant to the decision referred to under clause 2.10.1 above, a letter conveying no objection shall be issued to the Financial

Institution for financing the allottee for setting up the project, to have the First, Second or pari passu charge over the lease hold rights of the plot allotted, over the machinery installed/to be installed and the building constructed on the said plot provided the allottee regularly remits the annual lease rent fixed.

2.10.3. The Chief Promoter shall issue letter to the Financial Institution/Bank/Consortium of Banks, facilitating the allottee for setting up the project, to have the first/second/pari passu charge over the lease hold rights over the plot allotted.

2.10.4. The letter to the Financial Institution/ Bank/Consortium of Banks will be issued by the Chief Promoter within a period of 15 days from the receipt of the application and/or from the date of payment of any outstanding dues by the allottee, whichever is later.

2.10.5. For processing the applications, a processing fee of Rs. 5,000/- shall be charged to the applicant.

2.10.6. In case of any unforeseen circumstances if the movable or immovable assets of the allottee are attached by the Financial Institution for recovery of dues and the said assets are put to auction then the financial institution shall also recover the outstanding dues if any of the Chief Promoter/SPV by the allottee and remit the same to the Chief Promoter/ SPV.

2.10.7. No transfer shall be eventuated unless and until the outstanding dues of the Corporation are deposited with the Corporation either by the financial institution or the bidder parties. It would be incumbent upon the bidder parties and/or financial institutions to check the outstanding dues of the Corporation if any, against the said assets before bidding so as to avoid further complication to get the plot transferred in their names.

2.11. Surrender of Plot.—

2.11.1. In case, the allottee decides to surrender the plot, due to unavailability of the project, finances, change of management

decision. The application needs to be submitted by the applicant to the Chief Promoter/SPV detailing the reason for surrender of plot.

2.11.2. The surrender application can be given by the applicant within 18 (eighteen) months from date of the Allotment Order or taking over possession, whichever is earlier.

2.11.3. The plot/plots to be surrendered should be vacant and peaceful possession should be handed over to the Chief Promoter.

2.11.4. Surrender charges applicable to be deducted for surrender of plot/land etc. shall be as under:

i. 1% of the prevailing total Land Premium amount of the plot.

ii. In addition to the surrender charges specified under clause 2.11.4.i, the amounts paid by the allottee towards land premium, annual lease rent, penal interest, processing fees, utility charges, GST, shall stand forfeited.

iii. Any amount pending towards dues on account of annual lease rent, penal interest, and interest on Land Premium, processing fees, GST or any other dues shall be recovered from the land premium amount and any shortfall after adjusting the premium amount shall be recovered as land revenue arrears.

2.11.5. In case the plot is mortgage with bank/financial institution, the applicant needs to submit the No objection certificate from the Bank/Financial Institution prior to the surrender of plots.

2.12. Utilization of Plot.—

2.12.1. The allottee within a period of two (02) years from the date of issue of Allotment Order, shall compulsorily utilize to the extent of at least 50% of the land/plot area allotted, for construction of factory or other buildings. In case of the failure on part of the allottee to utilize the minimum prescribed area for built-up, the Chief Promoter/SPV shall levy 50% additional Annual Lease Rent on the

permissible but unutilized area of the said plot. However, any relaxation, indulgence granted by the Chief Promoter / SPV in deserving cases should not be treated as waiver on behalf of the Chief Promoter / SPV and will not prejudice or effect its rights to initiate action against the defaulting allottees.

2.12.2. In case of the failure of the allottee to comply with the above plot utilization norms, the Chief Promoter will have the right to repossess the unutilized/partially utilized portion of the land without any compensation to the allottee, subject to guidelines approved by the Chief Promoter/SPV from time to time.

2.13. Transfer and Sub-lease.—

The allottee shall not transfer or assign its rights in the allotted Land, Plot and Built-up premises without obtaining prior permission from the Chief Promoter. Permission, if granted shall be on the basis of separate set of guidelines to be notified. Under no circumstances sublease would be permissible.

2.14. Change in Name or Change in Trade/Use/Addition of Product to be manufactured.—

2.14.1. Any allottee which undergoes change in name of the allottee entity without changing the constitution or its shareholding structure of the allottee entity shall apply to the Chief Promoter/SPV with a request to register the change in name in the records of the Chief Promoter/SPV. The application should be accompanied with the following documents:

a. Certificate issued by the Registrar of Companies in case of Limited Liability Companies, or Certificate issued by the Registrar of Firms in case of Partnerships or an affidavit in case of a proprietor.

b. PAN Card of the allottee entity with the change in name.

c. NOC from the financial institution in case permission is granted by the Chief Promoter/SPV to the allottee to mortgage the lease hold rights.

d. Copy of the latest partnership deed/ shareholding structure certificate from a

Company Secretary and the latest Memorandum and articles of association of the Company.

e. Any other documents as required by the Chief Promoter/SPV.

2.14.2. On scrutiny of the above documents and payment of a non- refundable processing fees of Rs. 5000/- plus applicable taxes, the Chief Promoter/SPV will confirm in writing having changed the name of the allottee entity in its records.

2.14.3. Any allottee intending to change the trade/use or add a product to be manufactured shall submit an application along with the project report, Certificate or Udyog Aadhar with necessary amendments as issued by the Director of Industries, Trade and Commerce, to the Chief Promoter/SPV.

2.14.4. On scrutiny of the above documents and payment of a non-refundable processing fees of Rs. 5000/- plus applicable taxes, the Chief Promoter/SPV may grant its permission to the allottee for change in use or trade or for the addition of product to be manufactured. Provided the change in use or trade or addition of product is in accordance with the Schedule A appended hereto.

2.15. Change in Constitution/Share Holding Structure.—

2.15.1. Any allottee which undergoes a change in constitution or change in shareholding structure within limits under sub-clauses 2.16.2, and 2.16.3 below, shall have to inform the Chief Promoter/SPV within a year of effecting such change or along with certificate issued by the Company Secretary detailing the nature of such changes. The Chief Promoter/SPV will make necessary changes in its record on payment of a non- refundable processing fees of Rs. 5000/- plus applicable taxes. However, in the event any of such changes in the constitution or shareholding structure result in breaching the limits stipulated under 2.16.2 and 2.16.3, the lease hold rights over the plots will be deemed as transferred and the Chief Promoter/SPV will process the case in accordance with separate

set of transfer guidelines to be notified by the State Government.

2.15.2. Change in constitution in case of a proprietary or a partnership firm (including limited liability partnership firm) which does not result in the original/existing proprietor or partner and their relatives diluting their share of ownership in such firm below 51%.

2.15.3. Change in shareholding structure in case of a private limited company, which does not result in the original/existing promoter shareholders diluting their share of ownership in such firm below 26%.

2.16. Miscellaneous.—

2.16.1. The Chief Promoter/SPV reserves its right to revise the Payment, Fees, Charges, Taxes, Deposits etc. as stipulated and the allottee shall be bound to pay the Payment, Fees, Charges, Taxes, Deposits etc. on demand by the Chief Promoter/SPV.

2.16.2. The allottee needs to achieve financial closure within 180 days from the date of issue of the Allotment Order.

2.16.3. The Chief Promoter/SPV shall conduct inspection of the land allotted and reserves the right of utilizing vacant portions of the allotted land in case land is vacant for more than two years from date of operation, for laying pipe lines, cables, underground drainage or drawing overhead electric lines without paying any compensation other than rectifying the damage caused due to such activity to the allottee for such use.

2.16.4. The Chief Promoter/SPV with prior approval of the State Government shall be entitled for taking appropriate measures for removal of difficulties, if any, that may arise at any stage in the performance of its lawful functions, so as to give full effect to the Regulation.

2.16.5. The allottee will have to submit a project progress or status report to the Chief Promoter/SPV every six months, from the date of issue of Letter of Allotment until commercial date of operation. The project progress report

to provide factual position of the progress made in the approvals, construction/development of the buildings along with related site infrastructure and equipment's and machinery required for operations.

2.16.6. The allottee shall have to take the necessary approvals, permissions and licenses for development of the plot, construction of the buildings and operations of the unit from all statutory authorities including but not limited to town planning, pollution control, environment clearances and all other necessary relevant statutory authorities. All necessary costs and expenses will have to be borne by the allottee itself.

2.16.7. The allottee, during construction stage and subsequent operation stage, shall ensure that they conduct all activities with respect to the units as well as the ancillary process within permissible limits and not cause Air Water and Noise Pollution. The allottee must keep periodic documentations like Third Party Verification of Air Water and Noise Levels from certified agencies of Goa State Pollution Control Board. The SPV/Chief Promoter may request such documents at any point of time and must be submitted within seven days from date of written communication from the SPV/Chief Promoter. If the allottee is found violating these practices, it shall be notified of the same in written communication from the SPV/Chief Promoter. The allottee must give clarification to this matter with remedial measures and timeline for same within 15 days from the date of the receiving the letter from SPV/Chief Promoter. In case negligence and continuance of violation, the SPV/Chief Promoter may issue an order to immediate shutdown of operation by seven-day prior notice issued to the allottee. If such shutdown continues for 6 months from the date of final notice without remedial action to resolve the issue, the SPV/Chief Promoter may initiate the procedure for surrender of plots.

2.16.8. The Chief Promoter/SPV reserves the right to interpret any of the clauses of the terms and conditions of land allotment.

2.16.9. All payments to the Chief Promoter/SPV through DD shall be drawn in the name of "Director (IT), Department of Information Technology, Government of Goa" or as specified in the advertisement.

Schedule - A

List of Verticals/Industries under which application can be submitted

1. *Electronic Products*

- 1.1. Telecom Products
- 1.2. Nano Electronics Products
- 1.3. I.T Hardware
- 1.4. Consumer Electronics/Durables
- 1.5. Health and Medical Electronics
- 1.6. Strategic Electronics
- 1.7. Solar Photovoltaics including thin film, polysilicon etc.
- 1.8. Light Emitting Diodes (LED)
- 1.9. Liquid Crystal Displays (LCDs)
- 1.10. Avionics
- 1.11. Industrial Electronics Products
- 1.12. E-waste processing/recycling
- 1.13. Automotive Electronics
- 1.14. Agri-Electronics
- 1.15. Energy Conservation Electronics
- 1.16. Opto-Electronics
- 1.17. Bio-metric and identity devices/RFID

- 1.18. Power Supplies for ESDM products
- 1.19. IOT related products
- 1.20. Drones
- 1.21. E- mobility segment (including cells/battery, BMS, ECU etc.)
- 1.22. Security Devices (CCTV, NVR, DVR)
- 1.23. Smart meter
- 1.24. TWS like earbuds etc.
- 1.25. Smart watch/wearable devices
- 1.26. AR/ VR devices etc.

2. *Intermediates*

- 2.1. Nano Electronics Components
- 2.2. Semi-conductor wafering
- 2.3. Semiconductor Chips including logic, memory and analog
- 2.4. All Assembly, Testing, Marking and Packaging of ESDM Units
- 2.5. Chip Components
- 2.6. Discrete Semiconductors like Transistors, Diodes
- 2.7. Power Semiconductors (including diffusion) like FETs, MOSFETS, SCRs, GTDs, IGBT etc.
- 2.8. Electromechanical Components and Mechanical Parts as Multilayer PCBs, Transformers, Coils, Connectors, Switches, Ferrites, Micro Motors, Stepper Motors, Films etc.
- 2.9. Consumables and Accessories such as Mobile Phones and IT accessories – Batteries, Chargers etc., PCBs, Foils, Tapes, Epoxy, Cabinets etc.
- 2.10. All Fabrication Manufacturing facilities (Fabs) for ESDM products

3. Electronic Manufacturing Services (EMS)

4. Electronics components covered under Scheme for Promotion of manufacturing of Electronic Components and Semiconductors (SPECS)

Department of Information & Technology

Government of Goa

IT HUB, 2nd Floor

Altinho, Panaji, Goa 403 001

Place: _____

Date: _____

To,
The Director/Chief Promoter,
Department of Information & Technology,
Government of Goa,
IT HUB, 2nd Floor,
Altinho, Panaji, Goa 403 001.

Sub.: Application for plot No.(s). _____ admeasuring _____ sq.mt. in the Greenfield
Electronic Manufacturing Cluster at village Tuem, Taluka Pernem, Goa.

Sir,

1. I/We have read and agree to the terms and conditions for the allotment of plots enclosed as Annexure–II (Terms & Conditions for allotment of Plots) of this form.

2. I/We _____ the undersigned are submitting our application along with necessary supporting documents herewith for allotment of plot No(s). _____ admeasuring approximately _____ sq. mt. at Greenfield Electronic Manufacturing Cluster at village Tuem, Taluka Pernem, Goa on the terms and conditions referred to Electronic Manufacturing Cluster Land Allotment Policy, 2021 and Notification No. 10(29)/DOIT/2021/Land Premium EMC – Tuem/P.F. – I/710 dt. 12-08-2021.

3. I/We upon acceptance of our application for allotment of land, agree to acknowledge and accept the Initial Offer of Allotment and further execute the Lease Deed at my/our cost.

4. The lease will commence from the date of execution of the Allotment Order. I/We agree to make complete payment of Land Premium and Annual Lease Rent for the first year, as mentioned in the Letter of Allotment as per clause 2.6 of the Land Allotment Policy. All the obligations and liabilities under the Lease Deed will be deemed to have come into effect from that date.

5. I/We have enclosed herewith DD in favour of Chief Promoter/SPV amount of Rs. _____ (Rupees _____) being the non-refundable processing fees of 0.1% of the land premium value and DD in favour of Chief Promoter/SPV amount of Rs. _____ (Rupees _____) towards Security Deposit (interest free—refundable) equivalent to 10% of the land premium value.

6. The Security Deposit shall be only refunded in case the application is not considered by the Screening Committee to qualify for plot allotment, which is not a result of lapse in procedure compliance from me/us.

7. I/We hereby agree to pay the Land Premium along with Annual Lease Rent for the first year and subsequently execute the Lease Deed, as specified in the Allotment Order within 90 days of the date of its issue.

8. I/We understand that the Security Deposit mentioned herein will be adjusted against the Land Premium payable towards the plot(s) and the same is acceptable to me/us.

9. I/We agree to pay the Annual Lease Rent per year at a rate, as may be decided by the Chief Promoter, from time to time commencing from the date of issue of the Allotment Order.

10. I/We understand that no interest will be payable by the Chief Promoter for any of the sums referred to in para 5 of this application form.

11. Should I/We fail to take possession of the plot(s) and/or to execute and complete the Lease Deed within the period specified by the Chief Promoter/SPV, the allotment of plot is liable for cancellation and the Chief Promoter/SPV shall be at liberty to forfeit the amount deposited with the plot application and Security deposit amount without prejudice to all other rights mentioned in the Electronic Manufacturing Cluster Land Allotment Policy, 2021.

12. I/We understand that development and operations of the unit on the designated plot shall be done with measure to prevent any contamination of air, water or ground and to ensure prevention of any noise pollution. In case of any violation of the same, the SPV/Chief Promoter may order shut down of the allotted premises.

13. Any Notice, letter or communication addressed to me/us at the address given below will be deemed as a valid and proper notice of intimation to me/us.

14. I/We understand and agree that I/we will have to take all necessary layout, building, pollution, environment permissions and all other licenses required for development and operations of the unit. All necessary costs and expenses will have to be borne by me/us.

15. I/We also enclose the appended questionnaire duly filled.

Signature(s) of the Applicant(s)

Full name in block letters with designation and address:

Name and address of witnesses should be written legibly after their signature.

1.

2.

ANNEXURE-I

Questionnaire

1. Name of Individual/Firm/Company: For which plot is applied for:
2. Address:
 - a. Registered Office & Tel No.:
 - b. Corporate Office & Tel No.:
 - c. Local Office & Tel No.:
 - d. E mail:
3. Constitution: Proprietary/Partnership/Private or Public Limited Company (enclose a copy of Partnership Deed or Memorandum and Articles of Association along with Registration. Certificate/Certificate of Incorporation, as applicable).
4. Date of Registration/Establishment of Firm/Company.
5. In the case of Proprietary/Partnership/Private or Public Limited Company, please state:

Names of Director/ /Partners	Shares in the Company	Residential address with Phone No.	Qualifications	Business Background

6. Plot No.(s). _____
Area of plot(s): _____
7. In case of plot, state:
 - i. Plot Area & Built Up Area to be constructed immediately:
 - ii. Plot Area & Built Up Area to be reserved for further expansion:
8. Attach PAN Card, Adhar Card, Driving License, Passport of the applicant & income tax returns of the applicant in case of individual proprietorship.
9. Attach the following supporting documents in case of a Company/Firm/Partnership/LLP/Society:
 - a) PAN Card & GST Registration Details
 - b) Income Tax returns filed for the last three financial years.
 - c) Copy of the Certificate of Registration, Copy of Certificate of Incorporation and Memorandum and Articles of Association in case of Limited Companies and a copy of resolution authorizing the applicant to apply on behalf of the company (as applicable).
 - d) Audited Balance Sheet and Annual Reports for last three financial years.
10. Please give the particulars of firms/industrial units wherein proprietor/partners/directors of this unit are having interest association.

Names of Director/ Partners/Proprietor	Name and Address of Business Firm	Activities carried out	Relationship	Shares in Business

11. If already holding/applied for plot under industrial estates promoted and developed by Goa Industrial Development Corporation of Goa - Yes/No
12. If Yes to No. 11, then provide attachments of Allotment Letter and Lease Deed Copy - Yes/No
13. Nature of Industry:
 - i. Name of the Products:
 - ii. Is it an ancillary unit (if so enclose copy of approval)

14. Give details about products to be manufactured:

Items to be Manufactured	Annual Quantity (Nos.)	Production Value (Rs.)	Use of the Product

15. Kindly provide more information on the market share of your product/company in this segment and any supporting statistics to indicate the market depts. In such product/industry segment.

16. Water requirement per day (in MLD.) for the proposed unit:

17. Total power required for the proposed unit (in KVA), kindly provide details:

18. List of machinery along with their power: requirement in H. P. (enclose sheet if required)

- i. _____
- ii. _____
- iii. _____
- iv. _____

19. In case the machinery is old & being shifted: from one State to another (copy of the consent letter from that Government is to be submitted).

20. Raw Material (Annual requirement)

i. Indigenous:

- a. Type of raw material
- b. Volume & Cost (annually)
- c. Source of Supply

ii. Imported:

- a. Type of raw material
- b. Volume and Cost (annually)
- c. Source of supply
- d. State Country of origin (in case of imports and if such import is controlled/free)

21. Number of persons proposed to be employed:

Skill Level	Qualification	Male/Female	Experience Goan/Non Goan
Managerial			
Skilled			
Semi-Skilled			
Un-Skilled			
Other Staff			
Technical Staff			

22. Please state, if you have entered into a foreign: collaboration, If so, please enclose copy of approval.

23. Submit details of collaboration agreements if any entered into by the unit

24. Uses of bye products, if any

25. Kindly provide total project cost. Kindly enclose DPR/Business Plan as Annexure:

Project Cost (excl. Land Premium):	Cost (Rs. in lacs)
Site Development Cost	Rs.
Factory Building and Ancillary Buildings	Rs.
Plant & Machinery	
a) Indigenous	Rs.
b) Imported	Rs.
Power supply & cabling etc.	Rs.
Erection charges	Rs.
Preliminary & pre-operative expenses	Rs.
Provision for contingencies	Rs.
Margin for working capital	Rs.
TOTAL PROJECT COST	Rs.

26. Means of Finance:

Promoters Capital	Rs.
Unsecured loans and deposits	Rs.
Terms loan from Financial Institution/Banks	Rs.
TOTAL	Rs.

27. Whether machinery has been booked (attach documents)

The information provided above is correct to the best of my knowledge and belief.

Signature of Proprietor

Signature of Partner

Signature of Director

Seal of the Company

WITNESSES: (Name and full Address)

1.

2.

Department of Information & Technology

Government of Goa

IT HUB, 2nd Floor

Althino, Panaji, Goa 403 001

ANNEXURE – II

TERMS AND CONDITIONS FOR ALLOTMENT OF PLOTS

1. The plots will be allotted to applicants desirous of setting up industry/unit that include the entire value chain of all electronic verticals/ products covered under the National Policy on Electronics and related notifications issued by the Ministry of Electronics & Information Technology (MeitY), Government of India.

2. The plot holder will not be allowed to let or dispose their plots by sale or lease hold interest or otherwise except with the prior written permission of Chief Promoter. The permission for the transfer will be issued with such conditions as may be prescribed by the Chief Promoter. However, sub division or disposal of part of plot will not be allowed under any circumstances.

3. The plots are allotted on long lease basis, initially for a period of 30 years which can be extended for additional period of 30 years, subject to terms and conditions as decided by the Chief Promoter/SPV, from time to time.

4. The interest free Security Deposit for booking a plot is 10% of Land Premium amount for the entire plot area required to be paid.
5. Security Deposit amount paid shall be adjusted against the Land Premium amount payable by the allottee.
6. No interest is payable by the Chief Promoter/SPV on the Security Deposit amount paid by the applicant.
7. Land Premium for the plot is payable within a period of 30 days from the date of the Allotment Order as lump sum (without any interest) or the allottee may opt to pay a token money @ 25% of the Land Premium as 1st Land Premium Instalment and advance payment of annual lease rent alongwith applicable taxes within the period of 30 days and the balance amount in 7 equal instalments over a period of 7 years alongwith simple interest @ of 11%. Chief Promoter shall charge a penal interest @18% per annum on defaulted amount if the land premium is not paid within the time specified or any arrears payable by the allottee.
8. The plot holders will have to pay an Annual Lease Rent at 2% of the Land Premium or at such rate as, may be specified by the Chief Promoter/SPV shall from time to time.
9. Any amount due to the Chief Promoter/SPV if not paid in time will be recovered as arrears of land revenue & steps will also be taken to file such cases for eviction.
10. The plot holders should at all times comply with all the laws, rules, regulations etc. of the Chief Promoter/SPV.
11. The plans of the buildings are to be approved by the local authority and the planning authorities in force.
12. The Allotment Order will be issued and possession of the plot will be given only after the applicant has acknowledged and accepted the Initial Offer of Allotment and paid the Security Deposit amount.
13. If the allottee does not wish to accept allotment of the plot, the communication in this regard should reach Chief Promoter before 15th day from the date of issue of Initial Offer of Allotment, failing which any amount deposited with the application shall be forfeited.
14. The allottee has to execute with Chief Promoter/SPV a Lease Deed immediately within 90 days of the issue of the Allotment Order. Payment of the Land Premium, Annual Rent for the First Year and preparation of all detailed drawings along with written approval of Chief Promoter on the same is a condition precedent for execution of the Lease Deed.
15. The Chief Promoter/SPV will facilitate to provide water and power connection to the allottee during development of plot based on application made by the Allottee. Charges as stipulated by the Chief Promoter/SPV from time to time for such trunk infrastructure shall be borne by the allottee.
16. The plans & detailed drawings of the buildings and other documents notified should be submitted to the Chief Promoter/SPV for approval within 90 days from the date of issue of Allotment Order. The construction of the building should be started within one year of the date of issue of the Allotment Order. The building should be completed and production started within two years from the date of issue of the Allotment Order. In case of failure to comply with these conditions, the allotment is liable for cancellation.
17. Any loss which may hereby occur to Chief Promoter/SPV will be recovered from the allottee. For the delay caused in submitting the building plans/ starting construction work and completion of factory building, the allottee/lessee will be liable to pay fines to the Chief Promoter/SPV at rates prescribed by Chief Promoter/SPV from time to time and will be liable to be evicted on account of all or any of the aforesaid defaults.
18. The allottee shall have to comply with the Goa (Regulations of Land Development and Building Construction) Act, 2008 and the Goa Land Development and Building Construction Regulation, 2010 made there under or any other laws in force for carrying out any construction and other allied activities.
19. No change in the name of the client or ownership or constitution of the firm to whom the plot is allotted shall be made without the previous written consent of the Chief Promoter/SPV. The consent of the Chief Promoter/SPV will be given on the conditions as may be specified in the Electronics Manufacturing Cluster Land Allotment Policy, 2021 or the Transfer Guidelines to be notified separately.
20. The application form and the terms and conditions of allotment is available on the official website of the Chief Promoter/SPV.

21. The application form should be filled up completely. Particulars regarding the requirement of water and electric power should be invariably furnished as accurately as possible. It should be noted that an application which is incomplete in any respect is liable to be summarily rejected without further consideration. For any other particulars, please contact us during working hours at the address given below:

The Director/Chief Promoter,
Department of Information & Technology,
Government of Goa,
IT HUB, 2nd Floor.
Altinho, Panaji, Goa 403 001.

AFFIDAVIT-CUM-UNDERTAKING

I _____, son of _____, of _____,
aged _____ years, resident of _____, do hereby on solemn affirmation state and submit as under:

1. I say that I am duly authorized to swear this affidavit cum undertaking on behalf of _____.
2. I say that I have applied for plot No. (s) _____ measuring _____ sq. mts. with the Chief Promoter, for setting up _____.
3. I say that the unit to be set-up by us is under the Industrial category or _____ under the notified Electronics Manufacturing Cluster Land Allotment Policy, 2021 and the document listed at sub-clauses _____ of Clause _____ of the said policy document are not applicable to us.
4. I hereby undertake to remit to the Chief Promoter/SPV any amount being difference in the premium and any other dues regarding the allotment on lease as demanded by the Chief Promoter/SPV within the time prescribed for payment.
5. I say that I shall abide by all the terms and conditions set forth in the Policy document, allotment Policy, offer letter, allotment order or the lease deed, in respect of the allotment to be made in my favour.
6. I undertake to pay the lease rent presently payable or subsequently modified/fixed from time to time in respect of the allotment to be made in my favour.
7. I undertake to abide by the prevailing environmental laws and obtain all necessary permissions.
8. I undertake to obtain and produce all the necessary permissions from the authorities as and when demanded by the Chief Promoter/SPV.
9. I undertake to submit the plans, start the construction activities and commence production within the time frame notified by the Chief Promoter/SPV.
10. I undertake to utilize the minimum area for built up as per the policy of the Corporation and shall not carry out any illegal construction or any unauthorized business activities which are not permitted by Authorities in the plot/land, to be allotted.
11. I undertake to plant at least 6 Nos. of ornamental/fruit bearing trees within the area/plot allotted to me.
12. I undertake to pay all the fees, taxes, charges etc. payable to the local authority or planning authority having jurisdiction over the plot/land etc. to be allotted to me.

Solemnly affirmed at _____ on
this the _____th day of _____.

Deponent.

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